





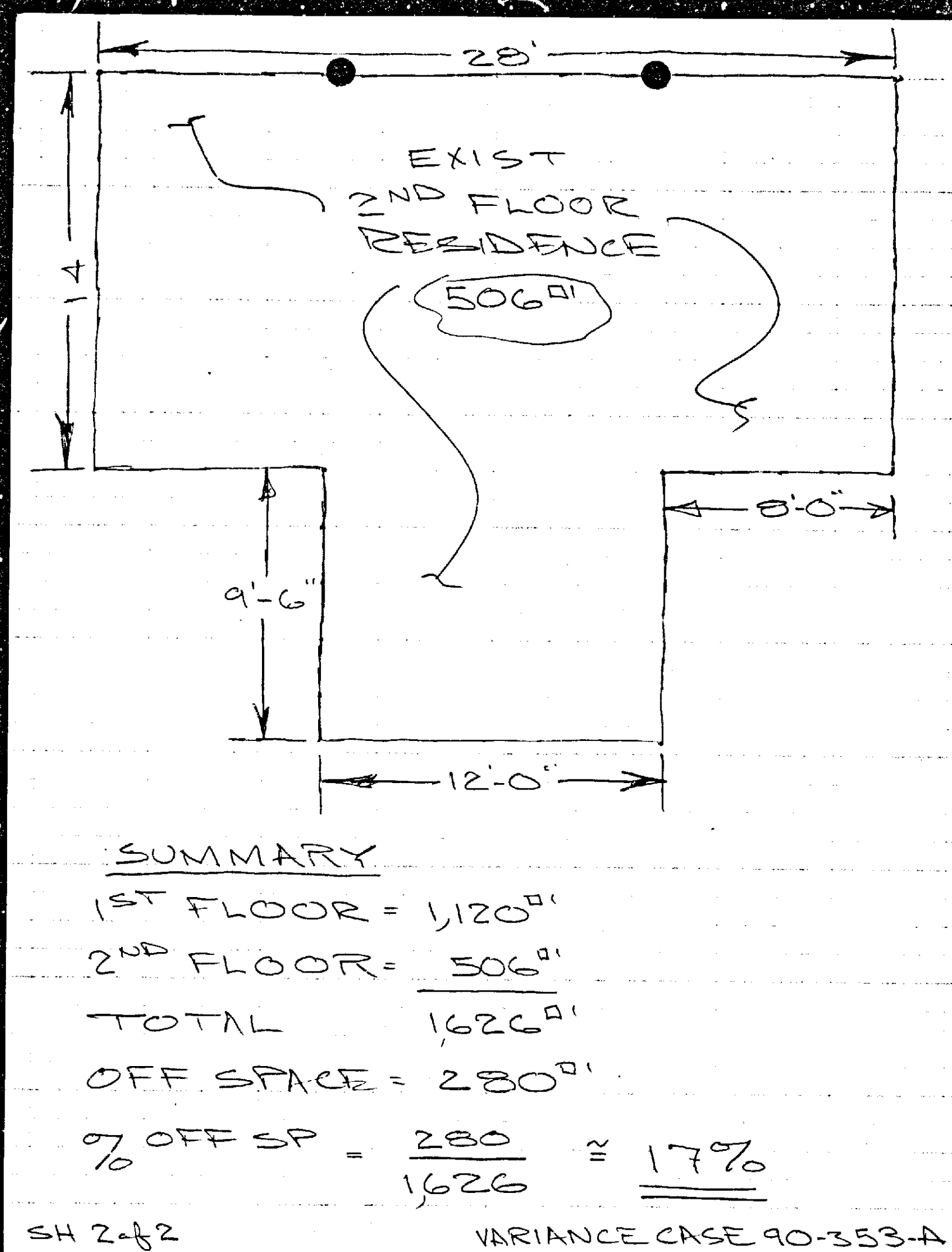
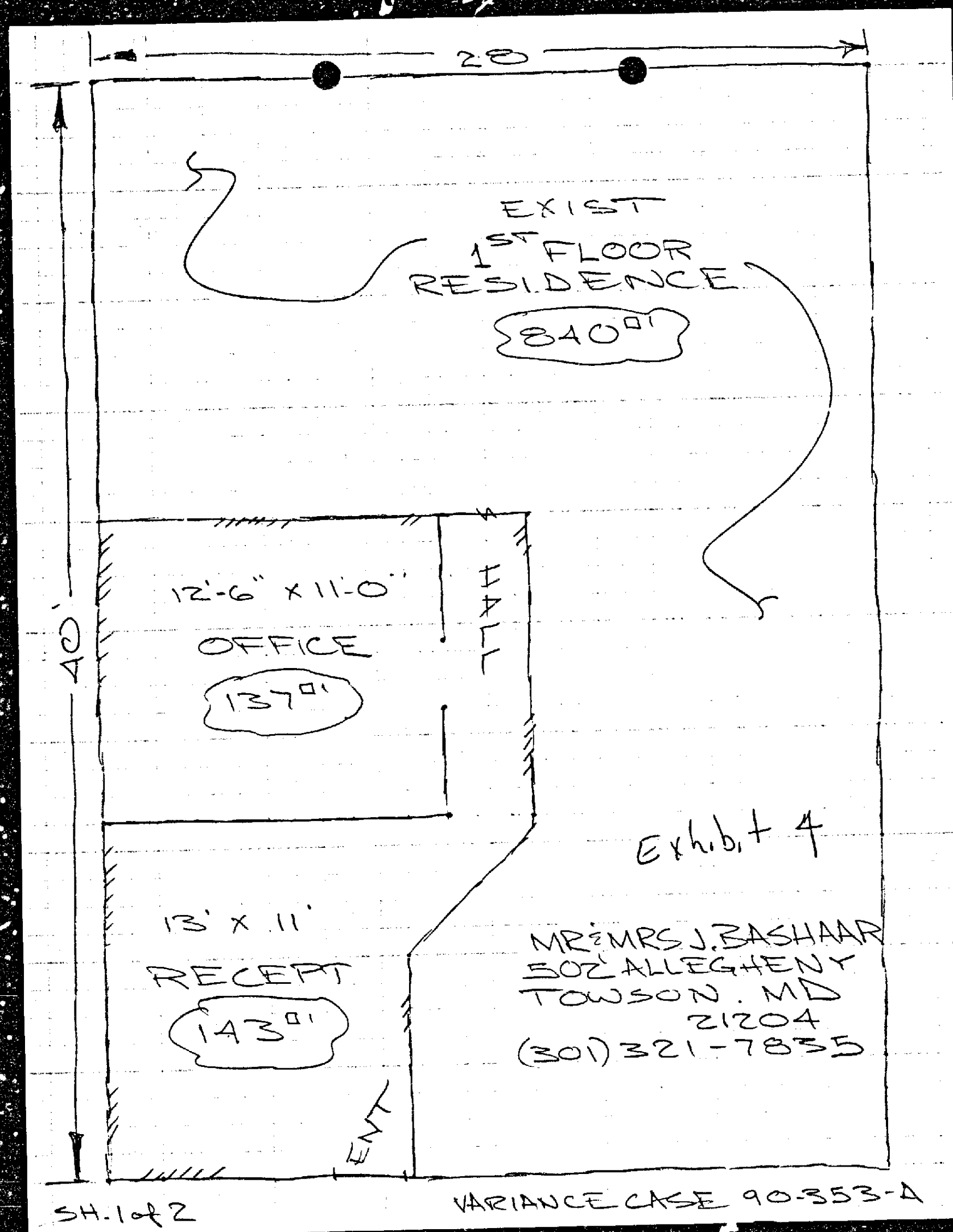
90-353-A

# METES AND BOUNDS DESCRIPTION

Beginning at a point on the on the North Side of Allegheny Avenue 85 feet West of the intersection of Highland and Allegheny Avenues and running thence N 13 59' 00" E for a distance of 115 feet, thence N 76 00' 00" W for a distance of 65 feet, thence S 13 59' 00" W for a distance of 115 feet, thence S 76 00' 00" E for a distance of 65 feet to the point of the beginning and comprising a total of 7,475 square feet. As recorded in Deed Liber 6083 folio 0198. Also known as 502 Allegheny Avenue in the 9th Election District.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: February 20, 1990  
 Posted for: J. Robert Haines  
 Petitioner: John Robert Bashaar, et al  
 Location of property: 502 N. K. of Intersection of Highland & Allegheny Avenues  
 Location of Signs: In front of 502 Allegheny Avenue  
 Remarks: J. Robert Haines  
 Posted by: J. Robert Haines  
 Number of Signs: 1



March 14, 1990  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204  
 Dear Sir:  
 Myself and John Bashaar have been met with some neighbors for the past few years. They have informed me of the Petition for Zoning Variance which they have filed to enable them to build a 2-story addition to the rear of their home. This is to advise you that I have no objection to this proposal, and I will be willing to pay any and all costs to their property, but do the remaining properties in the area. Please find the Petition for Zoning Variance to be granted.  
 Sincerely,  
 John R. Haines  
 502 Allegheny Ave.  
 Towson, Md. 21204

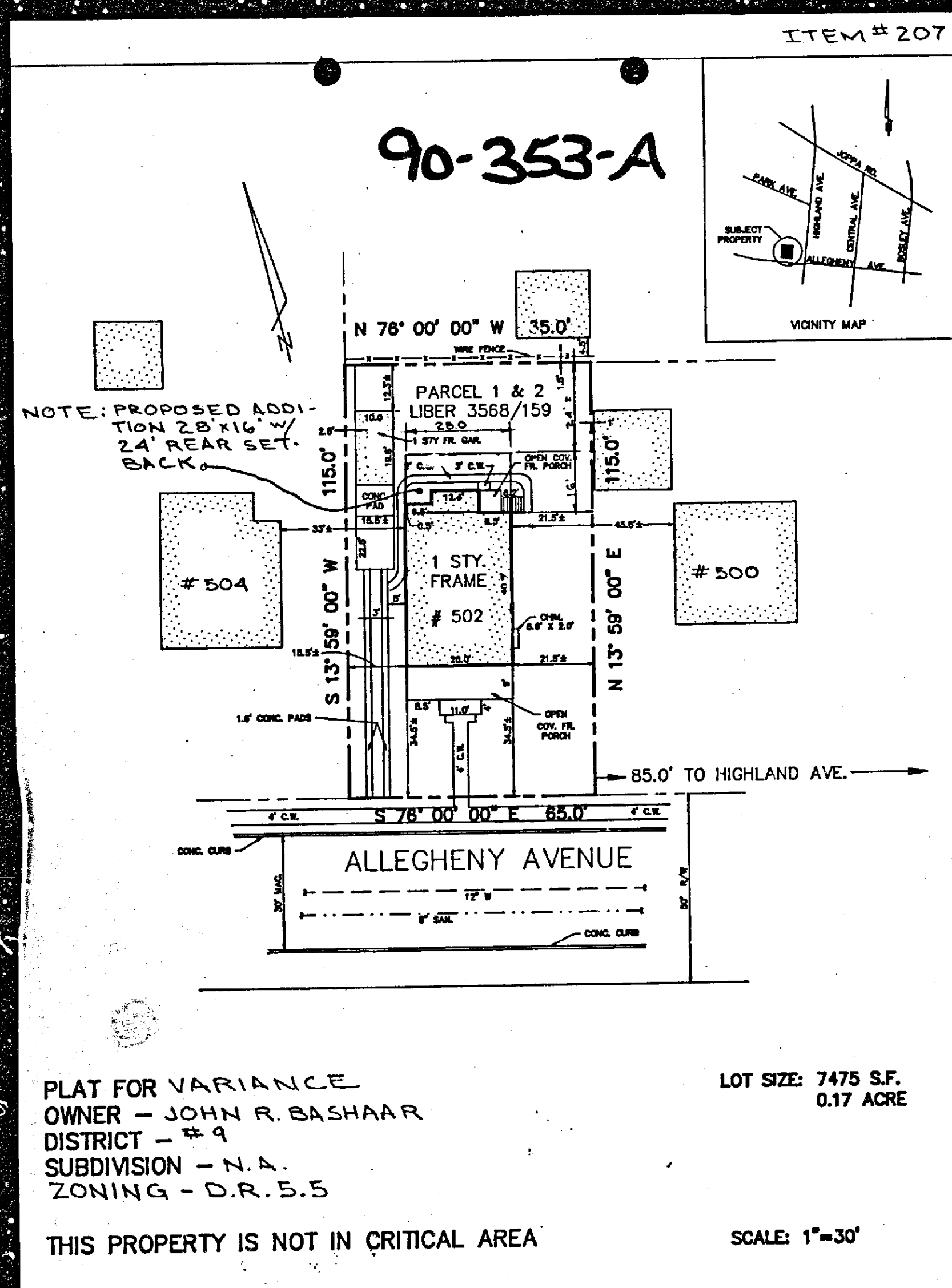
Baltimore County  
 Zoning Commissioner  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Account: R001-6154  
 Number: 1726  
 Date: 3/15/90  
 159000550

90-353

PUBLIC HEARING FEES DTY PRICE  
 OBO - POSTING SIGNS / ADVERTISING 1 X \$142.77  
 LAST NAME OF OWNER: BASHAAR TOTAL: \$142.77

B ONE \*\*\*\*\*14277\* 0155F  
 Please make checks payable to: Baltimore County



Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3333

J. Robert Haines  
 Zoning Commissioner

DATE: 3/2/90

Mr. & Mrs. John Robert Bashaar  
 502 Allegheny Avenue  
 Towson, Maryland 21204

Re: Petition for Zoning Variance  
 CASE NUMBER: 90-353-A  
 85' W of Intersection of Highland Avenue & Allegheny Avenue  
 502 Allegheny Avenue  
 9th Election District - 4th Councilmanic  
 Petitioner(s): John Robert Bashaar, et al  
 HEARING: THURSDAY, MARCH 15, 1990 at 11:00 a.m.

Dear Mr. & Mrs. Bashaar:

Please be advised that \$142.77 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
 J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

cc: File

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3333

J. Robert Haines  
 Zoning Commissioner

January 30, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
 CASE NUMBER: 90-353-A  
 85' W of Intersection of Highland Avenue & Allegheny Avenue  
 502 Allegheny Avenue  
 9th Election District - 4th Councilmanic  
 Petitioner(s): John Robert Bashaar, et al  
 HEARING: THURSDAY, MARCH 15, 1990 at 11:00 a.m.

Variances to permit a rear yard setback of 24 ft. in lieu of the required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Bashaar

117.77

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 15, 1990

THIS IS TO CERTIFY that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 15, 1990.

TOWSON TIMES,  
 S. Zebe Orlan  
 Publisher

PLAT FOR VARIANCE  
 OWNER - JOHN R. BASHAAR  
 DISTRICT - 9  
 SUBDIVISION - N.A.  
 ZONING - D.R. 5.5

LOT SIZE: 7475 S.F.  
 0.17 ACRE

THIS PROPERTY IS NOT IN CRITICAL AREA

SCALE: 1"=30'

EXHIBIT 4



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

March 6, 1990



Mr. & Mrs. John R. Bashaar  
502 Allegheny Avenue  
Towson, MD 21204

RE: Item No. 207, Case No. 90-353-A  
Petitioner: John R. Bashaar  
Petition for Zoning Variance

Dear Mr. & Mrs. Bashaar:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

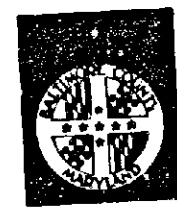
Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
10th day of January, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

Petitioner: John R. Bashaar  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: John Robert Bashaar, Item 207

DATE: January 22, 1990

The Petitioner requests a Variance to permit a rear yard setback of 24 ft. in lieu of the required 30 ft.

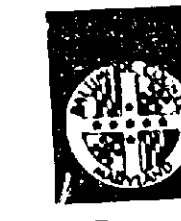
In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

JAN 26 1990

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3564



Dennis F. Rasmussen  
County Executive

January 11, 1990

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 210 and 212.

Very truly yours,

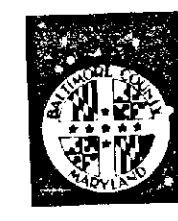
*Michael S. Planigan*  
Michael S. Planigan,  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
JAN 23 1990  
TRAFFIC ENGINEERING

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500  
Paul H. Reincke  
Chief

JANUARY 11, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHN ROBERT BASHAAR  
Location: #502 ALLEGHENY AVENUE  
Item No.: 207 Zoning Agenda: JANUARY 9, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

JAN 16 1990

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 9, 1990

DATE: January 19, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 198, 199, 200, 201, 202, 204, 207, 208, 210 and 212.

For Items 203, 205, and 206 the County Review Group Comments for each item still apply.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s